



STATE OF CONNECTICUT • COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET • P. O. BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

[www.ellington-ct.gov](http://www.ellington-ct.gov)

## JOINT SPECIAL MEETING BOARD OF FINANCE BOARD OF SELECTMEN

MINUTES  
THURSDAY, NOVEMBER 6, 2008

**Board of Finance Present:** Robert Clements-Chairman, Richard Cleary, Mark Joyse, Barry Pinto, Michael Varney, Joseph Wehr.

**Selectmen Present:** Michael Stupinski-First Selectman, Peter Charter, Laurie Burstein, Ann Harford, A. Leo Miller, John Turner.

**Absent:** James Prichard, Board of Selectmen

### 1. Call to Order:

Chairman Robert Clements called the meeting of the Board of Finance to order at 7:08 pm. First Selectman, Michael Stupinski called the meeting of the Board of Selectmen to order at 7:08 pm.

### 2. Consider Capital Improvement Projects for Bonding:

First Selectman Michael Stupinski stated that the purpose of this meeting is to discuss and prioritize the items that were deferred from the 2008/09 Capital Improvements budget for bonding. The items are: Town Hall Addition (\$368,684) consisting of a rear vestibule and additional office space for the Tax Assessor; Town Hall Annex-Vault (\$159,900); Animal Control Facility (\$342,500) necessitated by the need to bring the existing structure up to state standards; Arbor Commons-Human Services Office (\$236,400) which would be an addition to the building due to space restrictions between Human Services and Parks and Recreation Department; Recreation Facility at Brookside Park (\$397,100) would be an addition to the Brookside Pavilion to house the Recreation Department; and a firehouse on Pinney Street which has been under consideration for 14 years and voted down at the last referendum. The total for all these projects is \$4,000,000. The proposal is to bond them as one package. The projects will be prioritized and possibly moved to 2009/10 Capital Improvements budget.

Animal Control Facility – The First Selectman is continuing to contact and discuss with other towns the concept of regionalization for an animal control facility. Presently the Town of South Windsor closed their facility and is using the Town of Vernon's facility.

Laurie Burstein stated that she spoke to the Town of South Windsor and was told they closed their facility when they found out how much it was going to cost to update their facility to meet State standards.

Ms. Burstein left at this time [7:20 pm.]

Mr. Wehr concurred and stated that the Humane Society is planning to build a facility on land owned by the Town of South Windsor behind Evergreen Walk. The Town of South Windsor purchased this land with a grant for \$500,000. The planned facility will be available for use by surrounding towns. Presently, to use their facility in Newington, it is costing roughly \$4,000/year. The Humane Society will staff the facility and run it. The Towns would house their animals there for a minimal cost. The spokesman from the Town of South Windsor offered to come to Ellington to speak to town officials about this. He suggested that the First Selectman write a letter to the South Windsor Town Manager stating Ellington's interest in the consortium of towns using the facility. Mr. Stupinski agreed to do that and to continue to contact the Town of South Windsor. Mr. Wehr also stated that the South Windsor Animal Control Officer has more time now and works in other capacities as community service officer. Peter Charter asked Mr. Davis about housing animals during an emergency or disaster. Mr. Davis stated that they would need to transport anyone that is housed in an emergency shelter in Ellington to wherever their animal is being housed.

Mr. Cleary stated that the Board of Finance was never in favor of building a new animal control facility. No action was taken but the idea of using a regional facility was thought to be a low cost alternative that satisfies the state requirements.

The next item to be discussed was the solution to the overcrowding in the Human Services/Parks and Recreation office at Arbor Commons. Presently, the Elderly Outreach Worker uses the Police Department to conduct confidential interviews. The First Selectman stated that he would like to see the best and least expensive option done. Mr. Tedford felt that the addition to the present building would be a good short term solution to the problem. In the longer term, moving to Brookside Park may be the solution.

Mr. Charter asked if the Old Crystal Lake Schoolhouse could be used for the Parks and Recreation Department. Mr. Miller felt that most of the activity is in the center of town and they should remain there. Mr. Stupinski stated that a use for the Old Crystal Lake Schoolhouse would be to rectify the lack of meeting space in the Crystal Lake area.

Mrs. Harford asked about storage space and was told that the addition at Arbor Park would have a basement that could be used for Human Services, and Recreation could have the existing basement. The question of moving the Elderly Outreach Worker to the Senior

November 6, 2008

Center was posed, and Ms. Crayton stated that the Senior Center was not conducive to the confidentiality that she needs.

The house that the town owns at 82 Maple St was discussed. Mr. Stupinski stated that it needs to be accessible for it to be a public building, and Mr. Michaud stated that it would cost \$30,000 to make it accessible.

Mr. Wehr asked about the money to be used for the Pinney House, and felt that it was being wasted on the renovation of that house. He asked if it could be repurposed. Mr. Stupinski stated he felt it could not be repurposed and that it was not an option.

At Brookside Park the current pavilion would be enclosed and house four offices plus storage space and a new pavilion built. The subject of vandalism was brought up, and Mr. Stupinski stated that the vandalism has to be addressed whether the Recreation Department is moved there or not. Several members of both boards, as well as the First Selectman, agreed that the Arbor Park expansion would satisfy both departments' needs at this time as well as being the lower cost alternative.

There was a suggestion that the old supermarket could be rented for the Recreation Department to move to, and that alternative will be explored further. The Recreation Director has looked into grants for this purpose, but stated that Ellington has not qualified for any yet. Mr. Turner stated that STEAP Grants may be available. Mr. Varney stated that this year's grants have been used up but that the Town can apply again in the spring.

The next item discussed was the Town Hall Addition and the Town Hall Annex-Vault. Mr. Miller agreed that the Annex vault needs to be constructed. The cost estimate for this item does not include any storage shelving or systems. Mr. Michaud stated that the items in the vault in the basement of Town Hall that belong to land use and the Building Official will be moved to the Annex. There is a size restriction at the Annex due to the property line.

The Assessor's records will be placed into the basement vault at the Town Hall and the Town Clerk will take over the entire vault on the first floor. The Assessor's office will also get an expansion through the Town Hall addition which is definitely needed. The Town Hall addition is being estimated at \$381/square foot which is high due to the necessity to construct the façade to match the existing Town Hall.

The Finance Officer stated that once the projects to be done are identified, the bonding period will be determined.

Mr. Joyse stated that it looks like the Town Hall Annex Vault and the addition to Arbor Commons-Human Services are the two priorities. He feels that they could be put into the next capital improvement budget rather than bonding them.

The last item to be discussed was the firehouse on Pinney Street. Mr. Stupinski stated that this item will be on a referendum on its own. Mr. Miller stated that he felt, in this economic atmosphere, that this is not the time for it. Mr. Joyse stated that the study indicated satellite stations, but that he felt now is not the time either.

Richard Neal, 17 Blueberry Circle, stated that if the town needs a place to store trucks, you do not need to build a huge facility.

Mr. Varney stated that the firehouse would be a steel building with two bays and office space. The construction would cost \$1.6 million, general conditions and oversight \$300,000, contingency 10% or \$200,000, prevailing wages of \$236,000 and inflation factor of 4% or \$92,000. Mr. Turner stated that private citizens can build for less money due to the prevailing wage requirement that the Town has to abide by.

Mr. Miller spoke about an exercise room at the firehouse that has been criticized previously and he stated that these men are volunteers. If an exercise room will keep them in shape, it is to the Town's advantage to have it.

### **3. Board of Finance Approval of Additional Appropriation of \$50,000 to Settle Lawsuit**

The First Selectman told the Board of Finance that this lawsuit was concerning a drainage pipe on Glenwood Drive that was put in back in the 1950's without an easement. The present owner purchased the house with the water accumulating in the back yard. They have sued the Town of Ellington and their attorney presented a settlement just prior to going to trial. The settlement will cost the Town \$50,000 with the stipulation that the Town be given an easement to clean and maintain the pipe. These negotiations have been going on for months. Mr. Turner stated that the Town will now have an easement that will stay with the property records forever.

**MOVED (CLEARY) SECONDED (PINTO) AND PASSED UNANIMOUSLY TO APPROVE AN ADDITIONAL APPROPRIATION OF \$50,000 FOR THE PURPOSE OF SETTLING THE LAWSUIT BETWEEN THE TOWN OF ELLINGTON AND STEPHEN AND SUSAN RAYMOND, AS RECOMMENDED BY THE TOWN ATTORNEY AND BOARD OF SELECTMEN. FURTHER, TO AUTHORIZE THE FIRST SELECTMAN TO WARN A SPECIAL MEETING FOR MONDAY, NOVEMBER 17, 2008 AT 7:15 PM AT THE ELLINGTON TOWN HALL TO CONSIDER ABOVE NOTED APPROPRIATION.**

November 6, 2008

**4. Adjournment:**

Board of Finance:

**MOVED (WEHR) SECONDED (CLEARY) AND PASSED UNANIMOUSLY TO  
ADJOURN THE MEETING AT 9:00 PM**

Board of Selectmen:

**MOVED (HARFORD) SECONDED (MILLER) AND PASSED UNANIMOUSLY TO  
ADJOURN THE MEETING AT 9:00 PM.**

Respectfully Submitted:

A handwritten signature in cursive script, appearing to read "Lori Smith".

Lori Smith, Recording Secretary